

RECORD OF SURVEY AND
PLAT AMENDMENT FOR
MOUNTAINS WEST RANCHES
TO DIVIDE
**LOT 16-3, UINTAH VIEW
RANCHES SUBDIVISION**

LOCATED IN SECTION 16
TOWNSHIP 3 SOUTH, RANGE 4 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Mountains West Ranches, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, I have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat.

ORIGINAL PROPERTY DESCRIPTION
ACCORDING TO THAT CERTAIN WARRANTY DEED, RECORDED 31 MAY 2019
AS FOUND BY ENTRY #526496, PAGE 2 OF 2

Lot 16-3, Uintah View Ranches Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

NEW PROPERTY DESCRIPTIONS

TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL BASE AND MERIDIAN SECTION 16:
Lot 16-3A Uintah View Ranches Subdivision, Duchesne, Utah. Containing 4.997 acres.

Lot 16-3B Uintah View Ranches Subdivision, Duchesne, Utah. Containing 4.998 acres.

NARRATIVE

PURPOSE OF SURVEY: Prepare a Record of Survey and Amendment plat.
BASIS OF BEARING: North 89°24'29" East from the Northwest Corner to the North 1/4 Corner of Section 16, T3S, R4W, USB&M, according to tie sheets from the Duchesne County Surveyor's Office
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents: that I the undersigned owner of the above described tract of land, have caused the same to be surveyed for a property division, and an amended plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREN J. GRANT, PRESIDENT
MOUNTAINS WEST RANCHES

ACKNOWLEDGEMENT

County of _____ } s.s.
State of _____

On this _____ day of _____, 20____, personally appeared before me,
TREN J. GRANT, PRESIDENT OF MOUNTAINS WEST RANCHES, the signer of the above OWNER'S
CERTIFICATE, and who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein
mentioned.

My commission expires: _____
Notary Public

DUCHESNE COUNTY RECORDER

State of Utah } s.s.
County of Duchesne } Entry Number _____
Filed for recording at the request of _____
on this _____ day of _____, 20____. Time _____ Fee: _____

Shelley Brennan Duchesne County Recorder

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Plat Amendment this _____ day of _____, 20____, by the
Duchesne County Planning Director,

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

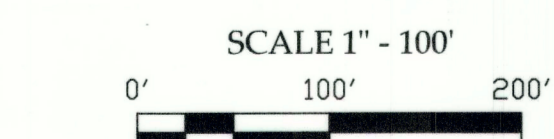
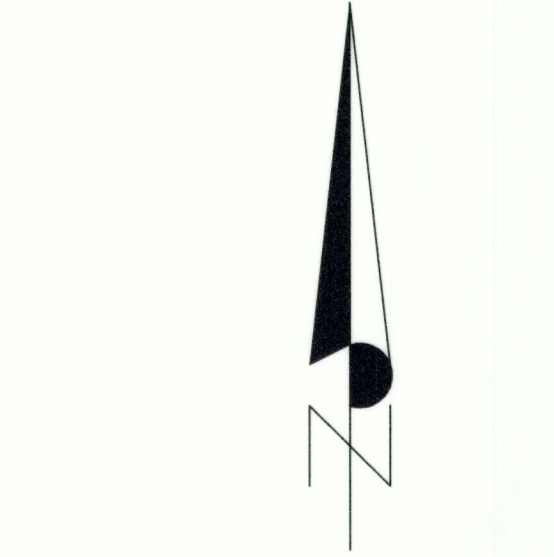
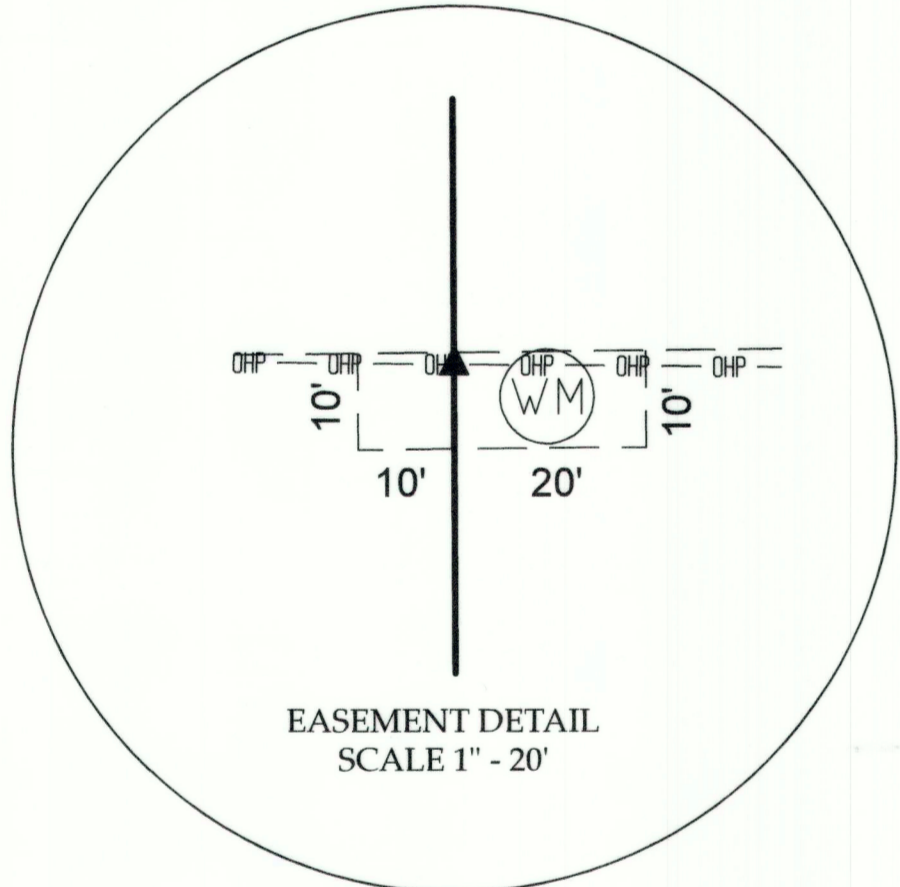
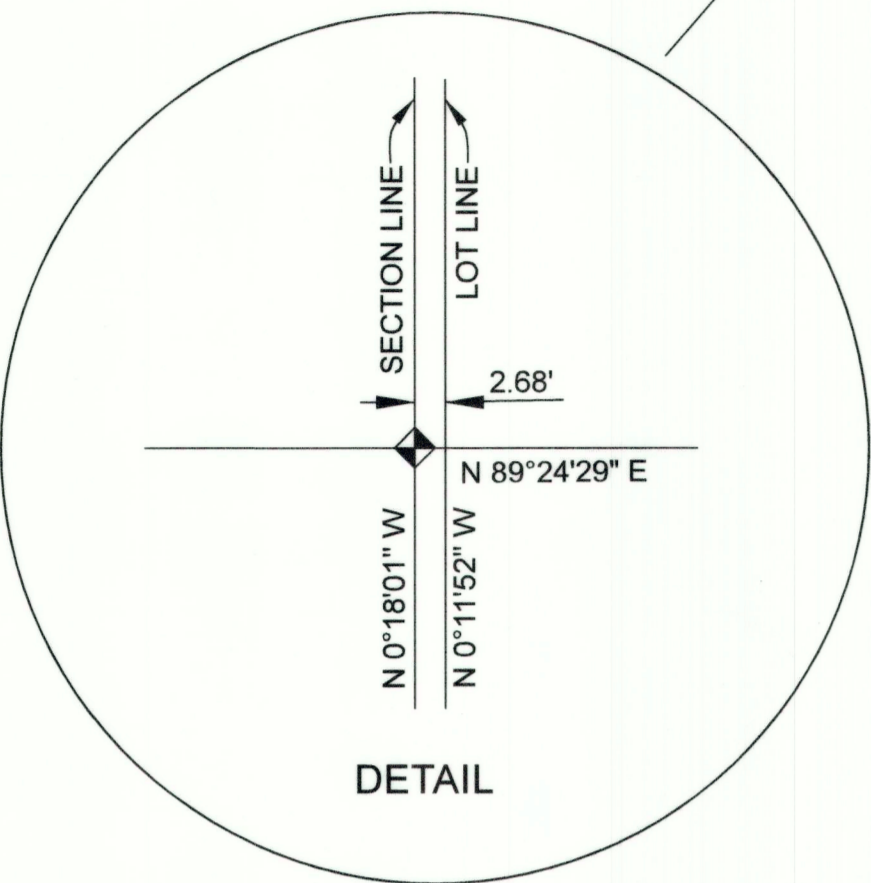
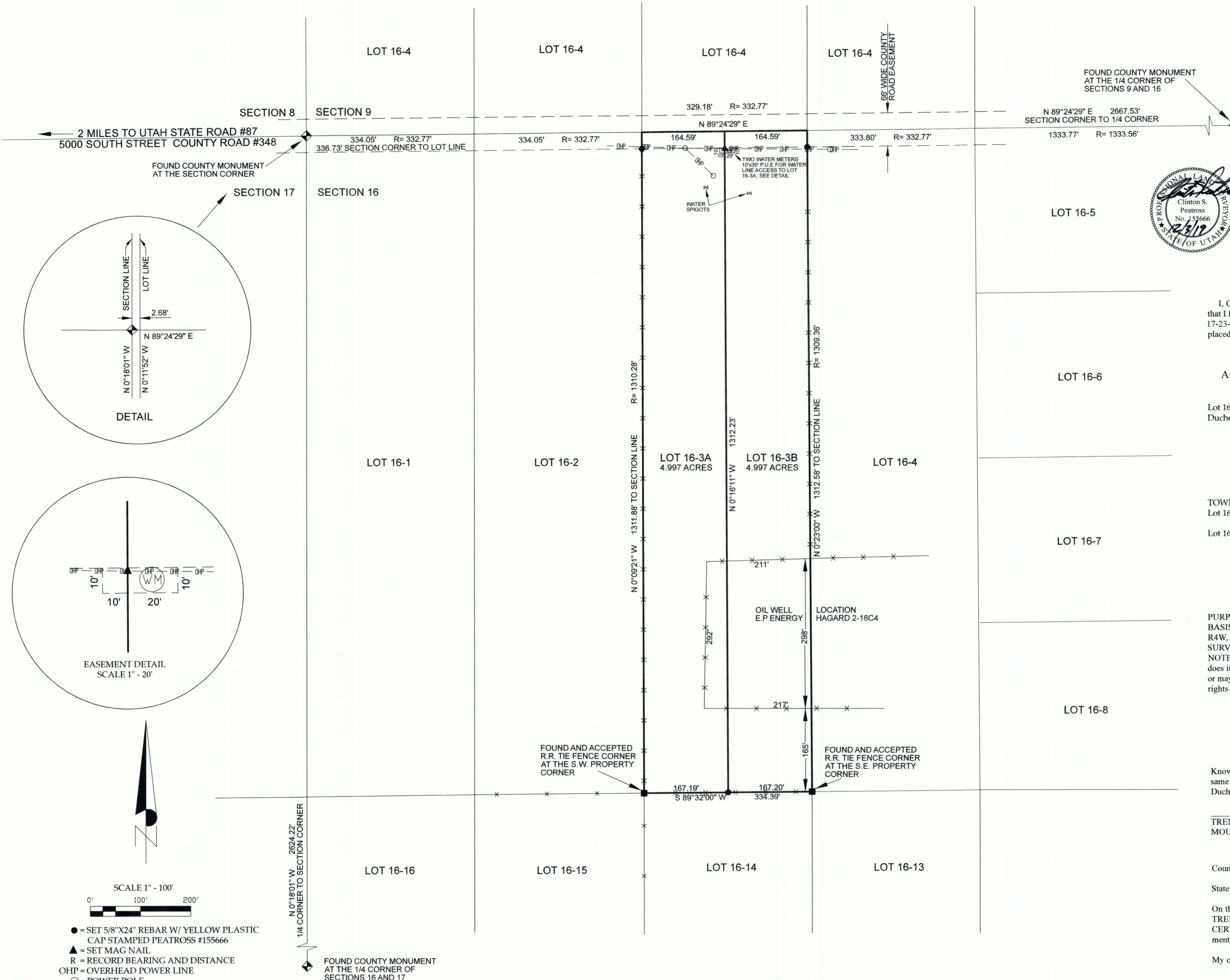
Stephen Potter Duchesne County Treasurer

COUNTY SURVEYOR FILE# 4340

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032

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DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 7/1/2019
SHEET : 1 OF 1 JOB NAME: J.T. GRANT JOB# 1323



- = SET 5/8\"X24\" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666
- ▲ = SET MAG NAIL
- R = RECORD BEARING AND DISTANCE
- OHP = OVERHEAD POWER LINE
- = POWER POLE
- x— = FENCE LINE